

TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Kyle, Hays County, on I-35, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 177, at Page 589, of the Deed Records of Hays County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.

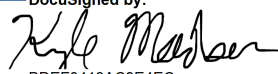
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

I35 Kyle Crossing Lot 13, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$25,599.

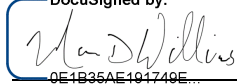
The commission finds \$25,599 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to I35 Kyle Crossing Lot 13, Ltd., a Texas limited partnership, for \$25,599.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E4B35AE101740E...
Executive Director

116119 September 30, 2021

Minute Number	Date Passed
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Cunningham | Allen

Exhibit " A "

Drainage Easement Release

Lot 13

FIELD NOTE DESCRIPTION

BEING A 0.1363 ACRE (5,936 SQUARE FEET) TRACT OF LAND LOCATED IN LOT 13, KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, KYLE TOWN CENTER, SECOND REPLAT OF LOT 1, BLOCK A (KYLE TOWNE CENTER), A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20015578, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND A PART OF THAT 1.863 ACRES CHANNEL EASEMENT CONVEYED BY O. H. CULLEN ETUX, TO THE STATE OF TEXAS IN A DOCUMENT RECORDED IN VOLUME 177, PAGE 589, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS, SAID LOT 13 BEING CONVEYED TO I35 KYLE CROSSING LOT 13, LTD. IN A DEED RECORDED IN DOCUMENT NO. 20030787, OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found (N:13923767.32, E:2332506.42) for the common east corner of said Lot 13 and Lot 12, KYLE TOWNE CENTER, in the west right-of-way line of Interstate Highway Number 35 (IH35), same being the southeast line of said Channel Easement, from which a Type 1 highway right-of-way monument found in the common line of said right-of-way line and said Lot 12, at the point of tangency of a curve in said right-of-way line, bears North 31°29'11" East, a distance of 147.79 feet;

THENCE, South 31°29'11" West, with the common line of said Lot 13 and said west right-of-way line, same being the southeast line of said Channel Easement, a distance of 19.53 feet to the intersection of the westerly line of said Channel Easement with said common line, from which a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in said common line for the southernmost corner of said Lot 13, bears South 31°29'11" West, a distance of 72.64 feet;

THENCE, departing said common line and over and across said Lot 13 with the westerly line of said Channel Easement the following two (2) courses and distances:

1. North 13°30'49" West, a distance of 238.92 feet to the beginning of a curve to the right;
2. With said curve to the right, having a radius of 225.00 feet, an arc length of 137.05 feet, a delta angle of 34°53'56", and a chord which bears North 03°56'09" East, a distance of 134.94 feet to common line of said Lot 13 and Lot 6, KYLE TOWNE CENTER;

THENCE, crossing said Channel Easement with the common line of said Lot 13 and Lot 6, being a non-tangent curve to the left, having a radius of 1705.00 feet, an arc length of 16.43 feet, a delta angle of 00°33'08", and a chord which bears North 40°32'08" East, a distance of 16.43 feet to a 1/2

inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in the easterly line of Lot 6 for the common west corner of said Lot 13 and said Lot 12;

THENCE, departing the easterly line of said Lot 6 with the common line of said Lot 13 and Lot 12 and over and across said Channel Easement the following four (4) courses and distances:

1. South 08°32'26" West, a distance of 124.64 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found;
2. South 21°44'38" East, a distance of 107.68 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found;
3. South 13°12'55" East, a distance of 85.35 feet to a steel nail with aluminum washer stamped "CUNNINGHAM-ALLEN INC" found;
4. South 05°15'57" East, a distance of 56.63 feet to the **POINT OF BEGINNING** containing 0.1363 acre (5,936 square feet) of land within these metes and bounds.

Bearing Basis: Common line of Lot 12 and Lot 11, KYLE TOWN CENTER. (South 60°27'21" East)

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of March, 2021, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 20th of July, 2021, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549

Revised: 8/17/21



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°29'11"W	19.53'
L2	N28°18'09"E	14.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	225.00'	137.05'	34°53'56"	N03°56'09"E	134.94'
C2	1705.00'	16.43'	0°33'08"	N40°32'08"E	16.43'

LEGEND

▲	COTTON SPINDLE SET
■	TxDOT TYPE I MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗	"X" OR PUNCH MARK SET/FOUND
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
PR	PLAT RECORDS, HAYS CO., TX
DR	DEED RECORDS, HAYS CO., TX
OPR	OFFICIAL PUBLIC RECORDS, HAYS CO., TX
DA	CAP STAMPED "DOUCET & ASSOCIATES"
AC.	ACRE(S)
S.F.	SQUARE FEET
_____	BOUNDARY LINE
=====	ADJOINER BOUNDARY LINE
-----	EASEMENT LINE

BEARING BASIS: COMMON LINE OF LOT 12 AND LOT 13,
KYLE TOWNE CENTER. (SOUTH 60°27'21" EAST)

ALL COORDINATES NOTED HEREON ARE SURFACE
COORDINATES.



Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
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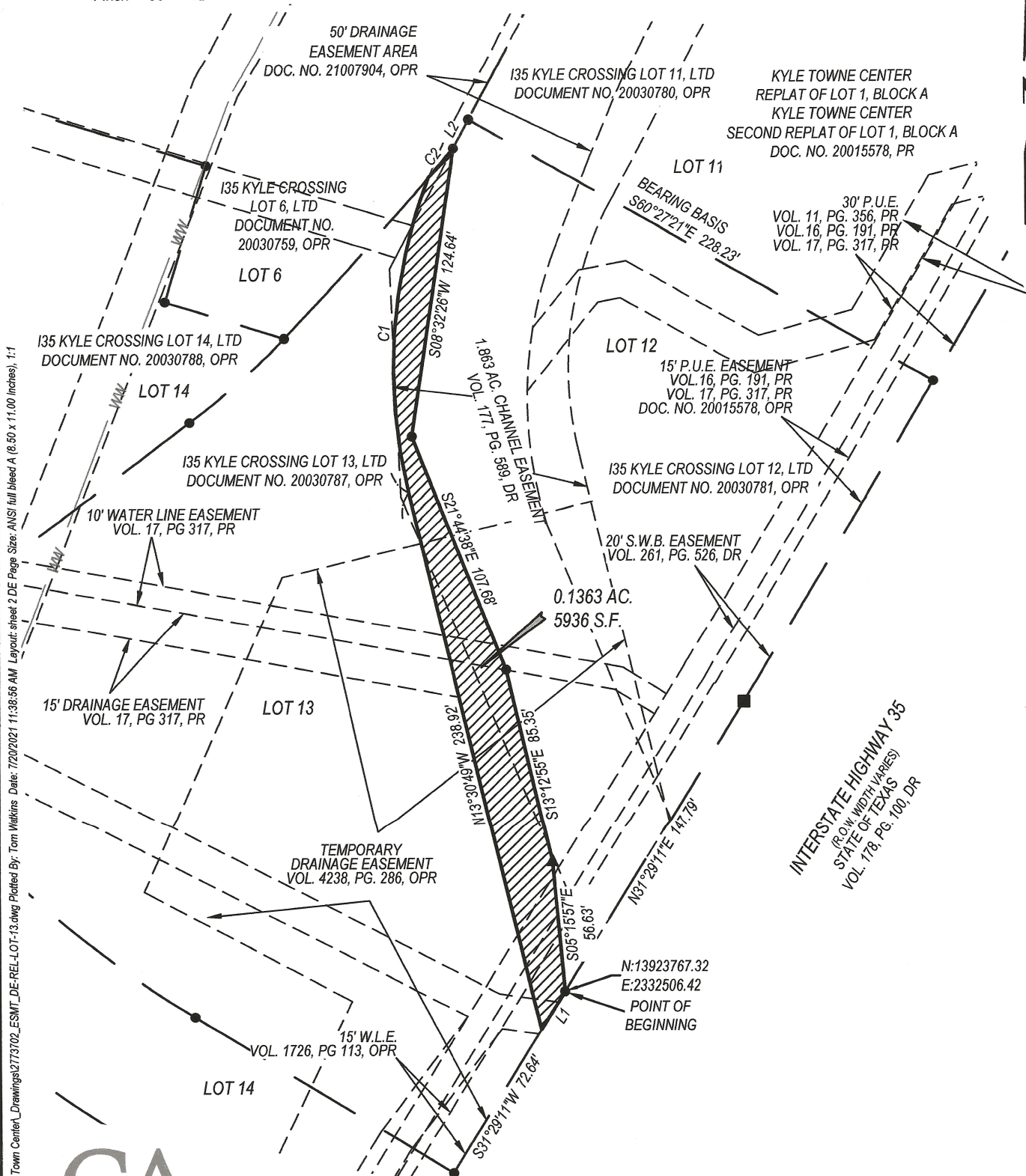
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Suite 202
Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973

TECH: DK

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



INTERSTATE HIGHWAY 35
(ROW WIDTH VARIES)
STATE OF TEXAS
VOL. 178, PG. 100, DR

CA
Cunningham|Allen

Engineers • Surveyors

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TECH: DK

Drawing Path: S:\2773702_Kyle Town Center_Drawings\2773702_ESMT_DE-REL-LOT-13.dwg Plotted By: Tom Watkins Date: 7/20/2021 11:38:58 AM Layout: sheet 2 DE Page Size: ANSI full bleed A (8.50 x 11.00 inches), 1:1